

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
SPECIAL MEETING HELD ON SEPTEMBER 29, 2004  
(Approved October 18, 2004)

The Board of Supervisors held a Special Meeting on Wednesday, September 29, 2004. Present for the meeting were supervisors David Leinbach, Robert F. Preston and W. Atlee Rinehart. Also in attendance were Casey LaLonde, Township Manager, Jack Koury, Township Solicitor, Walt Woessner, Planning Commission Vice-Chairman and Wayne Grafton, Township Planner.

Mr. Leinbach called the meeting to order at 7:30 p.m.

**PUBLIC COMMENTS**

Richard and Kara Hand, 33 Coventry Greene Lane, stated that they recently won a judgment in District Court against Heritage Building Group, the developer of Coventry Greene Lane for ongoing stormwater runoff issues on her property. Mrs. Hand stated that they intend to appeal the judgment, because the judgment amount entered was insufficient to pay for the required upgrades to address the current stormwater problems on their property. Mrs. Hand requested that the Board of Supervisors join them in their appeal of the judgment. Supervisor Leinbach empathized with the residents, but stated that the issue is a civil matter between the homeowner and the developer and that the Township cannot take a position on the case.

**TOWNSHIP BORROWING OPTIONS**

This item is tabled to Monday, October 4, 2004.

The Board of Supervisors directed the Township Manager to coordinate an executive session meeting with the Township Auditors, Maillie Falconiero, as well as invite Robert Hulsebosch of National Penn Bank and Gordon Walker of Public Financial Management to attend the October 4, 2004 meeting.

**SALDO AMENDMENT – NOTIFICATION REQUIRES FOR SUBDIVISIONS**

A brief discussion occurred on the possible amendment to the recently adopted Subdivision and Land Development Ordinance (SALDO) that would require new applicants for subdivision and/or land development to notify adjacent and/or neighboring residents with specific radii of the proposed project. The Board of Supervisors directed Wayne Grafton, Planning Consultant to work with the Township in developing such an amendment. As per the discussion, a sign would be posted permanently during the entire subdivision or land development review process. The various notification criteria are as follows:

Minor Subdivision Plan: All adjacent properties.

Major Subdivision or Land Development Plan: All properties within five hundred (500) feet of the application site.

Non-Residential Subdivision / Land Development Plan: All properties within one thousand (1000) feet of the application site.

**ZONING ORDINANCE DISCUSSION**

Montgomery County Planning Commission Planner Rob Kerns joined the Board of Supervisors to provide an update on the Pottstown Metropolitan Regional Planning Commission. Mr. Kerns stated that an initial draft of the Regional Zoning Ordinance should be available for review by member municipalities in December, with adoption to follow in Fall 2005. In order to better coordinate the Township's Zoning Ordinance update and the Regional Zoning Ordinance, the Board directed the Township Manager to contact the Chester County Planning Commission on obtaining a plan review extension to September 2005.

Planning Consultant Wayne Grafton submitted for discussion Articles V (FR Zoning), VI (R-1 Zoning), VII (R-2 Zoning), VIII (R-3 Zoning) and IX (C/NC Zoning). Mr. Grafton conducted an overview of the new articles for the Board of Supervisors. Additional, in-depth review of each Article is to follow at future Board Special Meetings.

The Board of Supervisors directed that at the October 11, 2004 Special Meeting, Articles XXII-XXIV shall be discussed, with Articles V (FR Zoning) and VI (R-1 Zoning) shall be discussed at the October 25, 2004 meeting.

#### **EXECUTION OF PHASE I SEWER SYSTEM NPDES CO-PERMITTEE APPLICATION**

Chairman Leinbach executed the Phase I Sewer System NPDES Co-Permittee Application. The Application had been previously approved by the Board of Supervisors.

#### **ADJOURNMENT**

Preston made a motion to adjourn 9:30 p.m.. Rinehart seconded the motion. The motion carried 3-0.

Respectfully submitted,

Robert F. Preston  
Secretary